



**WACO**  
MODULAR



**EZEESPACE**





EzeeSpace is the only 'flat pack building' manufactured in South Africa. The units are modular with a 3m x 6m footprint (EzeeSpace6). Unique to the EzeeSpace brand is the higher than average 2.53m ceiling height which helps create a spacious and comfortable environment.

The units are manufactured in the stringent quality controlled Waco Modular production facility which is ISO 9001 and OHSAS 18001 certified. Every unit is configured to the customers individual requirements with particular attention being paid to the finishes.

EzeeSpace units can be delivered fully erected or flat packed when required for long distance, enabling fast and cost effective delivery as four packed units are equivalent in height to a standard 6 metre ISO container. Erection is also fast as the site requires little or no preparation. EzeeSpace units are ready for immediate use once delivered and erected with external services ready for connection.

Built to withstand harsh African climatic conditions, EzeeSpace units are durable. The steel exoskeleton ensures a robust structure, the Chromadeck walls are fully insulated, and built-in gutters and downpipes weather any storm and prevent leaks. There is very little or no maintenance required.

EzeeSpace is scalable with multiple units creating large open plan areas. The interior walls can be easily reconfigured creating more or less rooms to suit changing applications. EzeeSpace can also be stacked up to three storeys high.

All these advantages make EzeeSpace a fast and cost effective space solution. Add the proven expertise and experience of the Waco Modular team and you can see why EzeeSpace offers modular know-how, delivered now.

A range of interior options is available to enhance comfort, security and productivity. Delivered and installed by our professional team, EzeeSpace is a faster solution than traditional brick and mortar and can be used immediately.

Waco Modular has a nationwide rental fleet of standard sized units available for immediate delivery.

Optional Agrément SA Certification is available.

## Top 5 Reasons to Use EzeeSpace Solutions



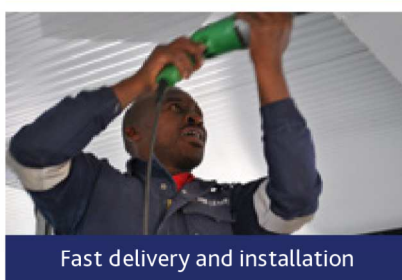
Durable



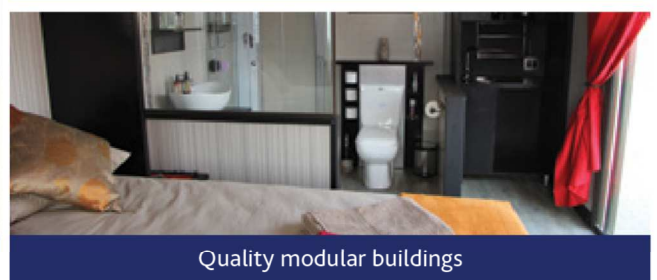
Cost effective



Flexible and scalable



Fast delivery and installation



Quality modular buildings



## Specifications

Chassis	2.5mm steel plate bent into sections and welded together.
Floor	21mm thick CCA treated exterior grade shutter ply board on steel supports vinyl sheets.
Walls	Interlocking White sandwich panel with 60mm Polystyrene (or 60mm Polyurethane) core with 0.5mm Chromadeck on both sides. Flush weather-proof insulated joints. Core material is fire retardant.
Roof & Ceiling	White interlocking sandwich panel with 0.5mm profiled Chromadeck, 85mm Polystyrene core and 0.5mm Chromadeck inner skin, which serve as the ceiling. Interlocking weather-proof joint.
Rain Water Management	Gutter and the down pipes are built into the structure. 4 x 80mm down pipes connected to a 100mm gutter around the roof.
Windows	Top hung windows are made from anodized aluminium with 4mm panes. Colour coded aluminium frames can also be supplied.
Doors	Exterior – Aluminium frame with Chromadeck panel infill, fitted 3-lever lock. Exterior – Aluminium with laminated glass panes, fitted with cylinder lock. Interior – Aluminium or Chromadeck frame with Chromadeck panel infill, fitted 3-lever lock.
Electrical Installation	Building is wired up to an external junction box ready for service connection. All components are SABS approved and are surface or flush mounted. Electrical compliance certificates (COC) supplied with each building.
Air Conditioning	Available on request. Wall mounted or split units available.
Fittings and Plumbing	Can be provided to customer's requirements. Kitchens and bathrooms are all possible.
Trims	Aluminium and Chromadeck trims together with 2mm structural steel finish off the building. The standard trim colour is grey.
Siting	Building sited on reinforced concrete slabs or reinforced concrete slabs and levelling jacks depending on site condition.
Positioning	No more than 200mm slope over the area of the building. Unrestricted access for truck and trailer - 4m wide entry point / direct offloading line of 24m. Ground conditions are firm and compact.



# Waco Modular Footprint

## Cape Town

Plot 15, 16, 22 & 23  
Industrial Park  
Cape Town Ostrich Ranch  
Van Schoorsdrif Rd  
Philadelphia, Cape Town  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 60 996 5877

## Kathu

N14, 7km from Kathu on  
Kuruman Road, Shosholoza  
Plant Hire Yard, Kathu  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 79 886 9535

## Botswana - Gaborone

Plot 12365, Tlokweng,  
Gaborone, Botswana  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 72 225 2481

## Zambia - Lusaka

Plot 397A/3/B, Kafue Road,  
Makeni, Lusaka, Zambia  
Tel: +26 (0) 968 491 061  
Cell: +26 (0) 968 192 627  
Tel: +27 (0) 11 397 8150

## Durban

7 Gourlay Drive, Ballito  
Service Park, Ballito  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 79 433 1622

## Rustenburg

12 Coetzer Street, Industrial  
Area, Rustenburg  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 82 464 7743

## Mozambique - Palma

EN 247, Destrito de Palma,  
Bairro de Ncalanga, Palma,  
Mozambique  
Tel: +27 (0) 11 397 8150  
Cell: +258 84 310 7606

## Johannesburg

No 2, New Gold Street,  
Boksburg  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 71 360 0721

## Pomona (Head Office)

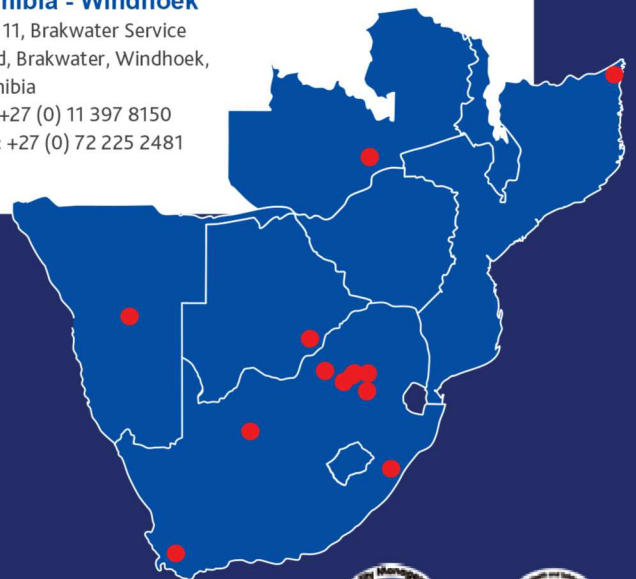
160 Main Street, Pomona  
AH, Kempton Park  
Tel: +27 (0) 11 397 8150

## Secunda

Greenfields Contractors  
Area, Greenfields Road,  
Secunda  
Tel: +27 (0) 17 004 0087  
Cell: +27 (0) 72 558 6092

## Namibia - Windhoek

Plot 11, Brakwater Service  
Road, Brakwater, Windhoek,  
Namibia  
Tel: +27 (0) 11 397 8150  
Cell: +27 (0) 72 225 2481



We are  
**WACO**

Waco Modular | A division of Waco International

Head Office: 160 Main Street, Pomona AH, Kempton Park

Tel: +27 11 397 8150 E-mail: sales@wacomodular.com www.wacomodular.com

